

ORDINANCE NO. 20061019-058

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2215 BLUEBONNET LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-06-0079, on file at the Neighborhood Planning and Zoning Department, as follows:

A portion of Lot 1, and all of Lot 2, Stella V Addcox Subdivision, a subdivision in the City of Austin, Travis County, Texas, more particularly described in Document No. 2002166858, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2215 Bluebonnet Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 25-foot building setback shall be established and maintained along the Bluebonnet Lane right-of-way.
2. The maximum height of a building or structure constructed within 75 feet of the Bluebonnet Lane right-of-way is 35 feet from ground level.

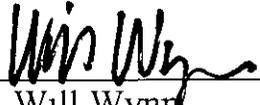
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

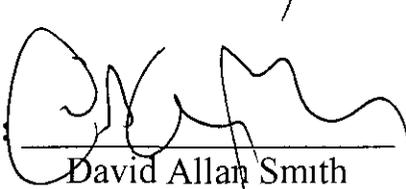
PART 3. This ordinance takes effect on October 30, 2006.

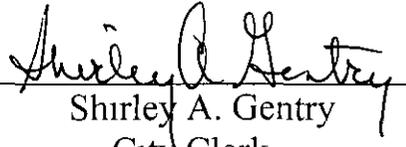
PASSED AND APPROVED

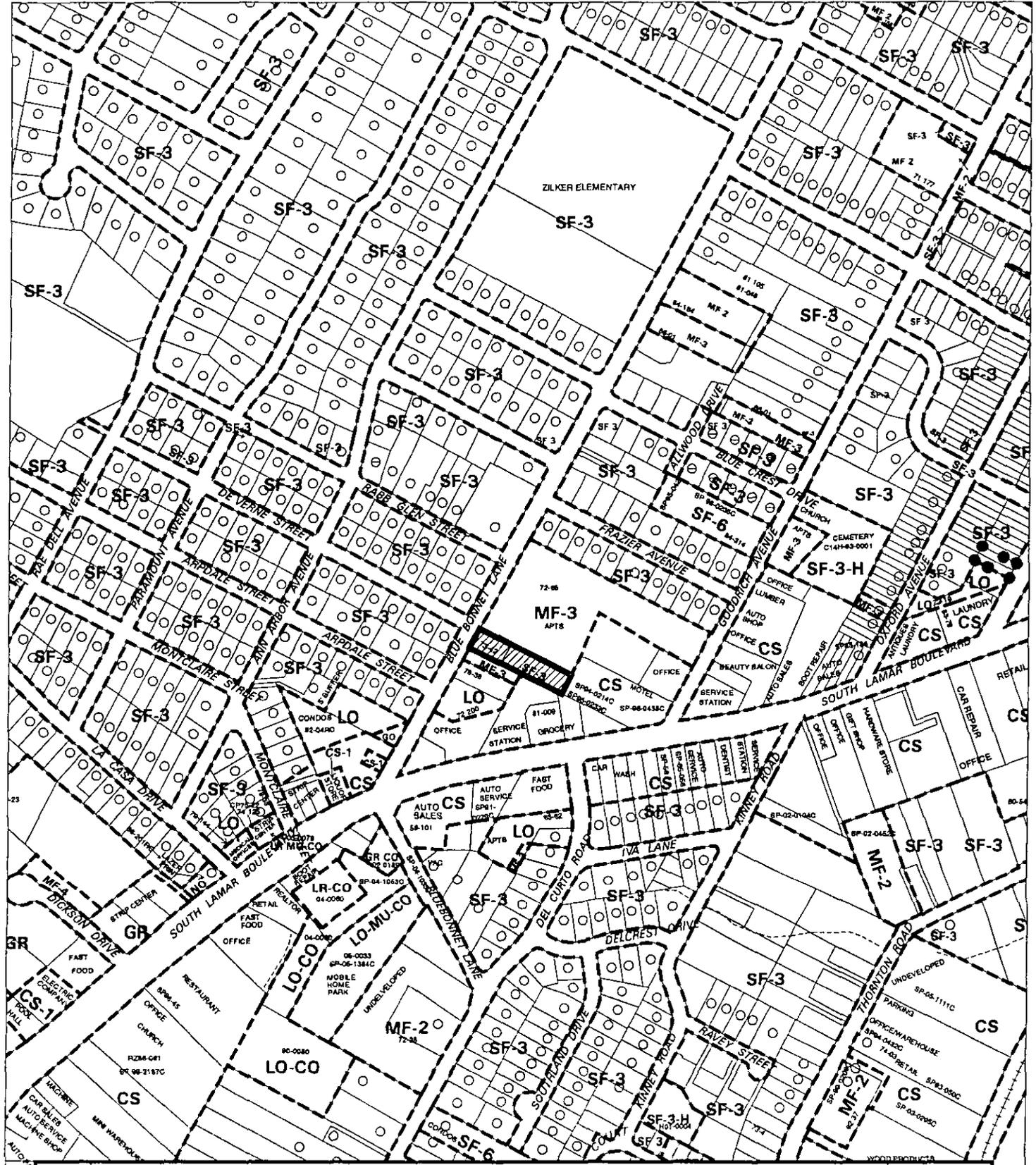
October 19, 2006

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Will Wynn
Mayor

APPROVED: _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR R HEIL</p>	<p>ZONING EXHIBIT A</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>G20</p>
	<p>CASE #: C14-06-0079</p> <p>ADDRESS 2215 BLUEBONNET LN</p> <p>SUBJECT AREA (acres) 0.565</p>	<p>DATE: 06-04</p> <p>INTLS SM</p>		
	<p>CHURCH SP-88-34</p> <p>BRIDGE</p>			
	<p>ME-20</p> <p>SP-06-414206</p>			